CONTENTS OF SHEET

COMPOSITE BLDG NO. : 1 (WING A, B & C)	GROUND FLOOR PLAN & (WING - A , B & C) COMPOUND WALL & U.G.TANK SECTION SANITARY STATEMENT



SECTION OF PRO. COMPOUND WALL

OCCUPATION GRANTED PORTION

BUILT UP AREA STATEMENT - GROUND FLOOR

(WING - A To C)

STILT AREA :-

ST1 1.30 X 0.23 =	0.30 SQ.M
ST2 1.30 X 5.56 =	7.23 SQ.M
ST3 6.05 X 3.63 =	21.96 SQ.M
ST4 5.15 X 2.30 =	11.85 SQ.M
ST5 6.05 X 1.06 =	6.41 SQ.M
ST6 3.65 X 4.70 =	17.16 SQ.M
ST7 2.22 X 2.23 =	4.95 SQ.M
ST8 1.41 X 2.04 =	2.87 SQ.M
ST9 3.95 X 0.30 =	1.19 SQ.M
ST10 3.95 + 3.37/2 X 3.24 =	11.86 SQ.M
ST11 2.56 X 1.57 =	4.02 SQ.M
ST12 1.62 X 7.35 =	11.91 SQ.M
ST13 2.11 X 6.75 =	12.13 SQ.M
ST14 2.20 X 1.67 =	3.67 SQ.M
ST15 2.97 X 1.09 =	3.24 SQ.M
ST16 4.35 X 2.90 =	12.62 SQ.M
ST17 1.75 X 3.65 =	6.39 SQ.M
ST18 4.26 X 2.59 =	11.03 SQ.M
ST19 6.52 + 0.24/2 X 1.57 =	0.93 SQ.M
	151.83 SQ.M.--(I)

CAR LIFT AREA :-

L1 3.83 X 6.20 X 2 =	47.49 SQ.M
L2 2.04 X 4.12 =	8.40 SQ.M
L3 2.64 X 3.89 =	10.27 SQ.M
L4 0.73 X 4.12 =	3.01 SQ.M
L5 0.77 X 3.62 =	2.79 SQ.M
L6 1.90 X 0.73 =	0.73 SQ.M
	72.69 SQ.M.--(II)

CONSTRUCTED AREA :-

(1) + (II) =	
151.83 + 72.69	= 224.52 S.Mt.--(III)

TOTAL REHAB SHOP AREA :- (WING - A & B)
AREA FOR TOILET REQUIREMENT
WING - A SHOP. AREA + WING - B SHOP AREA (X)
213.36 + 20.34 = 233.60 SQ.MT.
= 233.60 X 33.3% = 77.79 SAY 78 NOS. (PERSON)
BASEMENT SHOP. AREA
= 276.65 SQ.MT.
= 276.65 X 16.60% = 45.92 SAY 46 NOS. (PERSON)
GR. FLR. 78 NOS + BASMT FLR 46 NOS. = 124 NOS. (PERSON)

(REHAB WING - A & B)

SANITARY STATEMENT FOR SALE COMMERCIAL ON GROUND & BASEMENT FLOOR.

BUILT-UP AREA TOTAL PERSON 124.00 NOS	MALE	FEMALE	REQUIRED		PROPOSED	
			MALE	FEMALE	MALE	FEMALE
MALE - 62 NOS.	1 W.C FOR 25 PERSON	1 W.C FOR 15 PERSON	02 NOS	04 NOS	02 NOS	04 NOS
FEMALE - 62 NOS.	1 URINAL FOR 25 PERSON	----	02 NOS	----	02 NOS	----
	1 WASH BASIN FOR 25 PERSON	1 WASH BASIN FOR 25 PERSON	02 NOS	02 NOS	02 NOS	02 NOS

AREA DIAGRAM GROUND FLOOR (WING - A To C)
SCALE - 1:100 (STILT + 1ST UP - AREA)

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R SCHEME ON PLOT BEARING C.T.S. NO. 581A/1B(PT), & 581A/3B/1(TO 5 OF VIL.) AGE MALAD (EAST), TALUKA - BORIVALI, M.S.D AT. RANI SATI MARG, MALAD (EAST), MUMBAI.

FOR "EKTA CHS (PROP.)"

NAME OF THE OWNER AND SIGNATURE

M/S. POONAM HOUSECON PVT. LTD.

For Poonam Housecon Pvt. Ltd.

Director

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:100		SHEET AL

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/0774/GN/CHECKING/CFC/New dt. 3 APR 2023

Executive Engineer Slum Rehabilitation Authority

Accepted on completion Plans Accompanying with Acceptance of C.C.T.V. this letter under No. SRA/ENG/0774/GN/CHECKING/CFC/New dt. 3 APR 2023

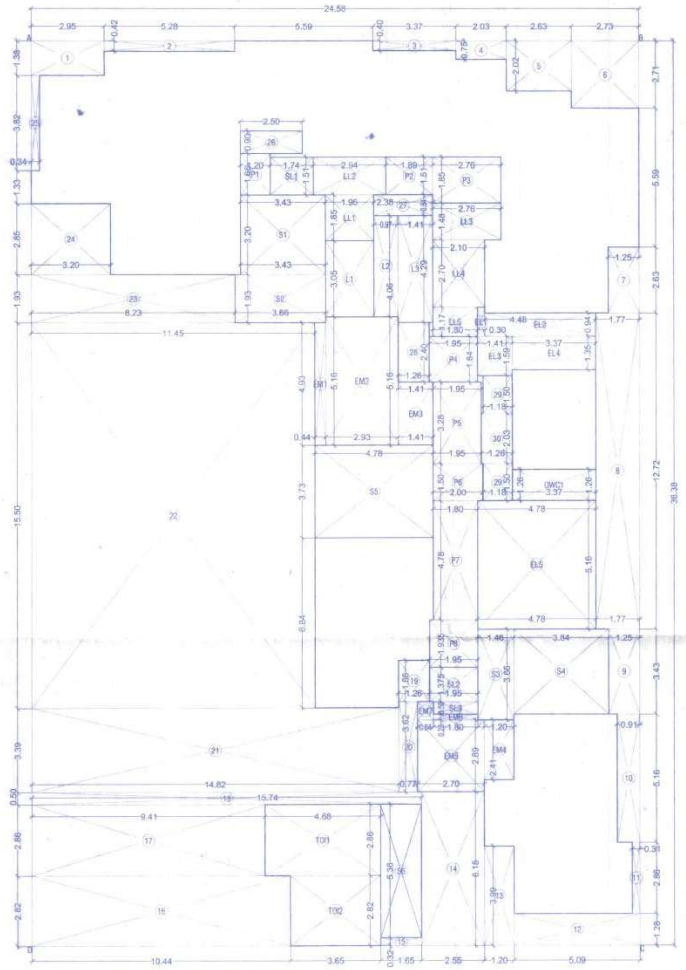
Executive Engineer Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
ARCHITECT : INTERIOR DESIGNER : VALUER

CONTENTS OF SHEET

COMPOSITE BLDG NO. - 1 (WING - A, B & C)	GROUND FLOOR PLAN & AREA DIAGRAM & CALCULATION (WING - A , B & C) ALLOTMENT LIST



AREA DIAGRAM Ground FLOOR (REHAB WING - A)
SCALE - 1:100

BUILT-UP AREA STATEMENT : GROUND FLOOR (WING - A)

AREA OF BLOCK [ABCD] = 24.58 X 36.38 = 894.22 SQ.M —(A)

STANDARD DEDUCTIONS :-

1.	2.95 X 1.38 =		4.07 SQ.M
2.	5.28 X 0.42 =		2.22 SQ.M
3.	3.37 X 0.40 =		1.35 SQ.M
4.	2.03 X 0.75 =		1.52 SQ.M
5.	2.63 X 2.02 =		5.31 SQ.M
6.	2.73 X 2.71 =		7.40 SQ.M
7.	1.25 X 2.63 =		3.29 SQ.M
8.	1.77 X 12.72 =		22.51 SQ.M
9.	1.25 X 3.43 =		4.29 SQ.M
10.	0.91 X 5.16 =		4.70 SQ.M
11.	0.31 X 2.86 =		0.89 SQ.M
12.	5.09 X 1.28 =		6.52 SQ.M
13.	1.20 X 3.99 =		4.79 SQ.M
14.	2.55 X 6.18 =		15.76 SQ.M
15.	1.65 X 0.32 =		0.53 SQ.M
16.	10.44 X 2.82 =		29.44 SQ.M
17.	9.41 X 2.86 =		26.91 SQ.M
18.	15.74 X 0.50 =		7.87 SQ.M
19.	1.26 X 1.66 =		2.09 SQ.M
20.	0.77 X 3.62 =		2.79 SQ.M
21.	14.82 X 3.39 =		50.24 SQ.M
22.	11.45 X 15.50 =		177.48 SQ.M
23.	8.23 X 1.93 =		15.88 SQ.M
24.	3.20 X 2.85 =		9.12 SQ.M
25.	0.34 X 3.82 =		1.30 SQ.M
26.	2.50 X 0.90 =		2.25 SQ.M
27.	2.38 X 0.84 =		2.00 SQ.M
28.	2.76 X 2.40 =		3.02 SQ.M
29.	1.18 X 1.50 X 2 =		3.54 SQ.M
30.	1.26 X 2.03 =		2.56 SQ.M
			421.84 SQ.M —(I)

CONSTRUCTED AREA :-

A - (I) =

894.22 - 421.64 = 472.58 S.Mt —(B)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

S1.	3.43 X 3.20 =		10.98 SQ.M
S2.	3.66 X 1.93 =		7.06 SQ.M
S3.	1.46 X 3.66 =		5.34 SQ.M
S4.	3.84 X 3.43 =		13.17 SQ.M
S5.	4.78 X 3.73 =		17.83 SQ.M
S6.	1.65 X 5.36 =		8.84 SQ.M
SL1.	1.74 X 1.51 =		2.63 SQ.M
SL2.	1.95 X 1.375 =		2.68 SQ.M
SL3.	1.80 X 0.50 =		0.90 SQ.M
L1.	1.96 X 3.05 =		5.98 SQ.M
L2.	0.97 X 4.06 =		3.94 SQ.M
L3.	1.41 X 4.29 =		6.05 SQ.M
LL1.	1.96 X 1.85 =		3.63 SQ.M
LL2.	2.94 X 1.51 =		4.44 SQ.M
LL3.	2.76 X 1.48 =		4.08 SQ.M
LL4.	2.10 X 2.70 =		5.67 SQ.M
LL5.	1.80 X 1.17 =		2.11 SQ.M
			105.33 S.Mt —(II)

PASSAGE DEDUCTIONS :-

P1.	1.20 X 1.66 =		1.99 SQ.M
P2.	1.89 X 1.51 =		2.85 SQ.M
P3.	2.76 X 1.85 =		5.11 SQ.M
P4.	1.95 X 1.84 =		3.59 SQ.M
P5.	1.95 X 3.28 =		6.40 SQ.M
P6.	2.00 X 1.50 =		3.00 SQ.M
P7.	1.80 X 4.78 =		8.60 SQ.M
P8.	1.95 X 1.935 =		3.77 SQ.M
			35.31 SQ.M —(III)

ENTRANCE LOBBY AREA DEDUCTIONS :-

EL1.	0.30 X 1.17 =		0.35 SQ.M
EL2.	4.48 X 0.94 =		4.21 SQ.M
EL3.	1.41 X 1.59 =		2.24 SQ.M
EL4.	3.37 X 1.36 =		4.58 SQ.M
EL5.	4.78 X 5.16 =		24.66 SQ.M
			36.04 SQ.M— (IV)

ELE.METER ROOM AREA DEDUCTIONS :-

EM1.	0.44 X 4.93 =		2.17 SQ.M
EM2.	2.93 X 5.16 =		15.12 SQ.M
EM3.	1.41 X 2.53 =		3.57 SQ.M
EM4.	1.20 X 2.41 =		2.89 SQ.M
EM5.	2.70 X 2.89 =		7.80 SQ.M
EM6.	1.80 X 0.23 =		0.41 SQ.M
EM7.	0.64 X 0.73 =		0.47 SQ.M
			32.43 SQ.M—(V)

O.W.C AREA DEDUCTIONS :-

OWC1.	3.37 X 1.26 =		4.25 SQ.M
			4.25 SQ.M—(VI)

NET AREA =

B - II - III - IV - V - VI = C

472.58 - 105.33 - 35.31- 36.04 - 32.43 - 4.25 = 259.22 S.Mt —(C)

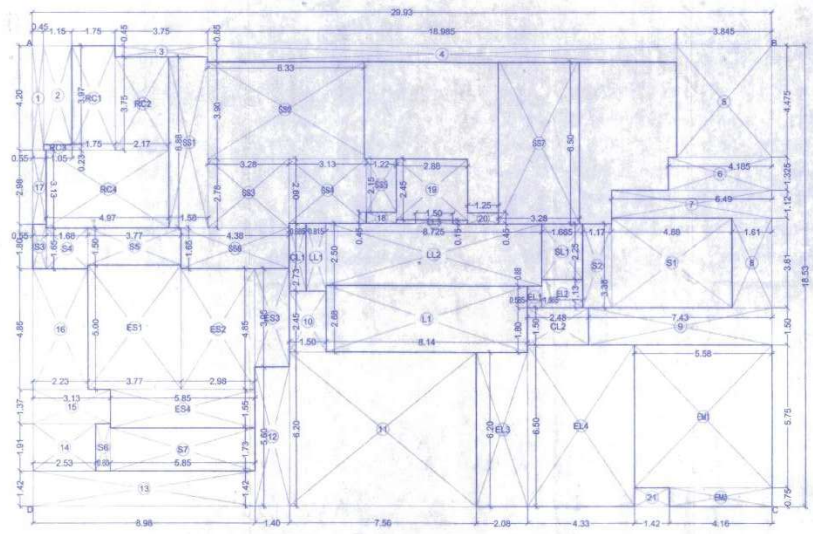
SALE TOILET AREA DEDUCTIONS :-

TOI1.	4.68 X 2.86 =		13.38 SQ.M
TOI2.	3.65 X 2.82 =		10.29 SQ.M
			23.67 SQ.M—(VII)

REHAB BUILT-UP AREA = REHAB SHOP AREA

C - VII = (D)

259.22 - 23.67 = 235.55 SQ.M—(D)



AREA DIAGRAM Ground FLOOR (SALE WING - B)
SCALE - 1:100

BUILT-UP AREA STATEMENT : GROUND FLOOR SALE (WING - B)

AREA OF BLOCK [ABCD] = 29.93 X 18.53 = 554.60 SQ.M —(A)

STANDARD DEDUCTIONS :-

1.	0.45 X 4.20 =		1.89 SQ.M
2.	1.15 X 3.97 =		4.57 SQ.M
3.	3.75 X 0.45 =		1.69 SQ.M
4.	18.985 X 0.65 =		12.34 SQ.M
5.	3.845 X 4.475 =		17.21 SQ.M
6.	4.185 X 1.325 =		5.55 SQ.M
7.	6.49 X 1.12 =		7.27 SQ.M
8.	1.61 X 3.61 =		5.81 SQ.M
9.	7.43 X 1.50 =		11.15 SQ.M
10.	1.50 X 2.45 =		3.68 SQ.M
11.	7.56 X 6.20 =		46.87 SQ.M
12.	1.40 X 5.60 =		7.84 SQ.M
13.	8.98 X 1.42 =		12.75 SQ.M
14.	2.53 X 1.91 =		4.83 SQ.M
15.	3.13 X 1.37 =		4.29 SQ.M
16.	2.23 X 4.85 =		10.82 SQ.M
17.	0.55 X 2.98 =		1.64 SQ.M
18.	1.22 X 0.45 =		0.55 SQ.M
19.	2.88 X 2.45 =		7.06 SQ.M
20.	1.25 X 0.45 =		0.56 SQ.M
21.	1.42 X 0.75 =		1.07 SQ.M
			169.44 SQ.M —(I)

CONSTRUCTED AREA :-

A - (I) =

554.60 - 169.44 = 385.16 S.Mt —(B)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

S1.	4.88 X 3.61 =		17.62 SQ.M
S2.	1.17 X 3.38 =		3.95 SQ.M
S3.	0.55 X 1.80 =		0.99 SQ.M
S4.	1.68 X 1.65 =		2.77 SQ.M
S5.	3.77 X 1.50 =		5.66 SQ.M
S6.	0.60 X 1.91 =		1.15 SQ.M
S7.	5.85 X 1.73 =		10.12 SQ.M
SL1.	1.665 X 2.25 =		3.75 SQ.M
L1.	8.14 X 2.68 =		21.82 SQ.M
LL1.	0.815 X 2.73 =		2.22 SQ.M
LL2.	8.725 X 2.50 =		21.81 SQ.M
LL3.	1.50 X 0.15 =		0.23 SQ.M
CL1.	0.665 X 2.73 =		1.87 SQ.M
CL2.	2.48 X 1.50 =		3.72 SQ.M
			97.88 S.Mt —(II)

ENTRANCE LOBBY AREA DEDUCTIONS :-

EL1.	0.585 X 0.88 =		0.51 SQ.M
EL2.	1.665 X 1.13 =		1.88 SQ.M
EL3.	2.06 X 6.20 =		12.90 SQ.M
EL4.	4.33 X 6.50 =		28.15 SQ.M
			43.44 S.Mt —(III)

ELE.METER ROOM AREA DEDUCTIONS :-

EM1.	5.58 X 5.75 =		32.09 SQ.M
EM1.	4.16 X 0.75 =		3.12 SQ.M
			35.21 S.Mt —(IV)

ELE.SUB-STATION AREA DEDUCTIONS :-

ES1.	3.77 X 5.00 =		18.85 SQ.M
ES2.	2.98 X 4.85 =		14.45 SQ.M
ES3.	1.40 X 3.95 =		5.53 SQ.M
ES4.	5.85 X 1.55 =		9.07 SQ.M
			47.90 S.Mt —(V)

R/C AREA DEDUCTIONS :-

RC1.	1.75 X 4.20 =		7.35 SQ.M
RC2.	2.17 X 3.75 =		8.14 SQ.M
RC3.	1.15 X 0.23 =		0.26 SQ.M
RC4.	4.97 X 3.13 =		15.56 SQ.M
			31.31 SQ.M —(VI)

SALE SHOP AREA DEDUCTIONS :-

SS1.	1.58 X 6.88 =		10.87 SQ.M
SS2.	6.33 X 3.90 =		24.69 SQ.M
SS3.	3.28 X 2.78 =		9.11 SQ.M
SS4.	3.13 X 2.60 =		8.14 SQ.M
SS5.	1.22 X 2.15 =		2.62 SQ.M
SS6.	4.38 X 1.65 =		7.23 SQ.M
SS7.	3.28 X 6.50 =		21.32 SQ.M
			83.98 SQ.M —(VII)

REHAB BUILT-UP AREA = REHAB SHOP AREA

B - II - III - IV - V - VI - VII = C

385.16 - 97.88 - 43.44 - 35.21 - 47.90 - 31.31- 83.98 = 45.64 S.Mt —(C)

EXCESS SALE BUA TO CARPET AT GROUND FLOOR (WING - B)

TOTAL REHAB CARPET AREA = 43.01 SQ.MT

TOTAL REHAB BUILT UP AREA = 45.64 SQ.MT

TOTAL EXCESS BUA TO CARPET = EXCESS CARPET X TOTAL REHAB BUA PROPOSED REHAB CARPET

TOTAL EXCESS BUA TO CARPET = 3.77 X 45.64 / 43.01 = 4.00 SQMTR (E)

TOTAL REHAB COMMERCIAL FSI GROUND FL + REHAB COMMERCIAL AREA - EXCESS BUA TO CARPET = 45.64 - 4.00= 41.64 SQ.MT (X)

TOTAL REHAB COMPONENT :-

REHAB SHOP AREA + R/C AREA

41.64 + 31.31 = 72.95 SQ.M

TOTAL SALE FSI :-

EXCESS AREA + SALE SHOP AREA

4.00 + 83.98 = 87.98 SQ.M (E)

TOTAL REHAB FSI :-

REHAB SHOP AREA + R/C AREA

41.64 + 31.31 = 72.95 SQ.M (F)

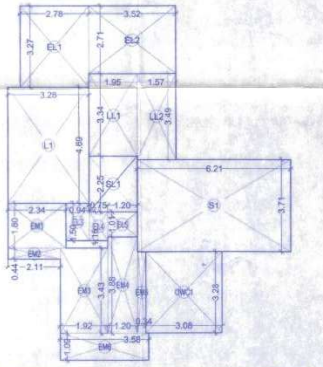
TOTAL BUA FOR F.S.I (E + F)

87.98 + 72.95 = 160.93 SQ.M

ELIGIBLE SHOP

ALLOTMENT LIST :- GROUND FLOOR (REHAB WING - B)

SR. NO.	NUMBER IN ANNEXURE II	NAME OF OWNER	EXISTING CARPET AREA (SQ.MT. AS PER ANNEX.II)	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)	PROPSED SHOP NO. IN PLAN
1	84	BHAGAVATI MEVAD /KALAVATI MEVAD	54.26	18.90 (remaining 2.06 sq.m. at basement)	22.67	3.77	03
2	83	SUSHILA JAVAHARLAL GUPTA JAVAHARLAL GUPTA (HUSBAND)	20.34	20.34	20.34	NIL	05
		TOTAL	74.62	39.24	43.01	3.77	



AREA DIAGRAM Ground FLOOR (SALE WING - C)
SCALE - 1:100

BUILT-UP AREA STATEMENT : GROUND FLOOR SALE (WING - C)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

S1.	6.21 X 3.71 =		23.04 SQ.M
SL1.	1.95 X 2.25 =		4.39 SQ.M
L1.	3.28 X 4.69 =		15.38 SQ.M
LL1.	1.95 X 3.34 =		6.51 SQ.M
LL2.	1.57 X 3.49 =		5.48 SQ.M
			54.80 S.Mt —(I)

ENTRANCE LOBBY AREA DEDUCTIONS :-

EL1.	2.78 X 3.27 =		9.09 SQ.M
EL2.	3.52 X 2.71 =		9.54 SQ.M
EL3.	0.94 X 1.50 =		1.41 SQ.M
EL4.	0.75 X 1.15 =		0.86 SQ.M
EL5.	1.20 X 1.01 =		1.21 SQ.M
			22.11 S.Mt —(II)

ELE.METER ROOM AREA DEDUCTIONS :-

EM1.	2.34 X 1.80 =		4.21 SQ.M
EM2.	2.11 X 0.44 =		0.93 SQ.M
EM3.	1.92 X 3.43 =		6.59 SQ.M
EM4.	1.20 X 3.88 =		4.66 SQ.M
EM5.	0.34 X 3.28 =		1.12 SQ.M
EM6.	3.38 X 1.09 =		3.90 SQ.M
			21.41 S.Mt —(III)

OWC AREA DEDUCTIONS :-

OWC1.	3.06 X 3.28 =		10.10 SQ.M
			10.10 SQ.M —(IV)

DRIVER TOILET AREA DEDUCTIONS :-

DT1.	1.70 X 1.57 =		2.67 SQ.M
			2.67 SQ.M —(V)

CONSTRUCTED AREA :-

(I) + (II) + (III) + (IV) + (V) =

54.80 + 22.11 + 21.41 + 10.10 + 2.67 = 111.09 S.Mt —(A)

ELIGIBLE SHOP

ALLOTMENT LIST :- GROUND FLOOR (REHAB WING - A)

SR. NO.	NUMBER IN ANNEXURE II	NAME OF OWNER	EXISTING CARPET AREA (SQ.MT. AS PER ANNEX.II)	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)	PROPSED SHOP NO. IN PLAN
1	121	JAVER BHARAT SHAH	18.40	18.40	18.48	0.08	06
2	122	PRAMILA H. SHAH	19.53	19.53	19.65	0.12	07
3	123	PRAMILA H. SHAH	19.53	19.53	16.30	-3.23	08
4	85	ESARAR AHAMAD MUJJIMAL	19.36	19.36	19.91	0.55	09
5	55	MINASHI JETHALAL SHAH	6.72	6.72	6.79	0.07	11
6	84	SANDEEP RAMSUKH YADAV	14.08	14.08	14.83	0.75	12
7	53	DEVEDRA RAMPYARE MISHARA	12.71	12.71	13.23	0.52	13
8	88	PARVIN BANO AHAMAD SHAIKH	11.63	11.63	11.64	0.01	14
9	51	HAMIDA ABDUL SATTAR SAYYAD	5.06	5.06	5.10	0.04	15
10	107	ASHWAN SOMABHAI PRAJAPATI	5.40	5.40	6.57	1.17	16
11	46	ARVIND BHIKKAMCHAND JAIN	15.58	15.58	16.11	0.53	17
12	39	CHANDRAKANT VADHILAL KHATRI	16.43	16.43	16.70	0.27	18
13	100	ERASHAD ANAVAR KURESHI	12.80	12.60	12.82	0.22	19
14	41	BHARATIBEN DINESHBHAI DODHIYA	13.20	13.20	13.23	0.03	20
15	87	KHURSHID AHAMAD SHER MOHAMAD SAYYAD	18.25	13.27 (remaining 4.98 sq.m. at basement)	13.27 (remaining 4.98 sq.m. at basement)	--	10
		TOTAL	208.48	203.50	204.63	4.36	

EXCESS SALE BUA TO CARPET AT GROUND FLOOR (WING - A)

TOTAL REHAB CARPET AREA = 204.63 SQ.MT

TOTAL REHAB BUILT UP AREA = 235.55 SQ.MT

TOTAL EXCESS BUA TO CARPET = EXCESS CARPET X TOTAL REHAB BUA PROPOSED REHAB CARPET

TOTAL EXCESS BUA TO CARPET = 4.36 X 235.55 / 204.63 = 5.02 SQMTR (E)

TOTAL REHAB COMMERCIAL FSI GROUND FL + REHAB COMMERCIAL AREA - EXCESS BUA TO CARPET = 235.55 - 5.02 =230.53 SQ.MT (X)

TOTAL REHAB COMPONENT :-

REHAB SHOP AREA + PASSAGE AREA

230.53 + 35.31 = 265.84 SQ.M

TOTAL SALE FSI :-

EXCESS AREA + SALE TOILET AREA

5.02 + 23.67 = 28.69 SQ.M (E)

TOTAL REHAB FSI :-

REHAB SHOP AREA

230.53 = 230.53 SQ.M (F)

TOTAL BUA FOR F.S.I (E + F)

28.69 + 230.53 = 259.22 SQ.M

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R.SCHEME ON PLOT BEARING C.T.S. NO. 581A/3871(PT), & 581A/3891/1/TO 9 OF VILLAGE MALAD (EAST), TALUKA - BORIVALI, M.S.D AT RANI SATI MARG, MALAD (EAST), MUMBAI

FOR "EKTA CHS (PROP.)"

NAME OF THE OWNER AND SIGNATURE

M/S. POONAM HOUSECON PVT. LTD.

For Poonam Housecon Pvt. Ltd.

Director

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:100		SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/..... Dt.....

- 3 APR 2023

Executive Engineer
Slum Rehabilitation Authority

Accepted as completion Plans Accompanying with acceptance of O.C.C. by this Letter under No. SRA/ENG/..... Dt.....

- 3 APR 2023

Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
1102 / B - WING , 11TH FLOOR , SHAH ARCADE - II,
RANI SATI MARG, MALAD (E), MUMBAI - 400 097
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CONTENTS OF SHEET

COMPOSITE BLDG NO. : 1 (WING - A, B & C)	BASEMENT FLOOR PLAN & AREA DIAGRAM & CALCULATION (WING - A , B & C) ALLOTMENT LIST

(REHAB WING - A) (REHAB RESI)
CAR PARKING AREA STATEMENT FOR COMPOSITE BLDG. NO - 01

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
		Total number of flats - 208 nos as per reg 33(10) rule no.6.18 (1 TWO Wheeler parking /tenant) 44nos two wheeler parking proposed for 44 nos flats No.of flats for Car parking = 208(total no of flats) - 44 flats two wheeler = 164nos		
UP TO 45 SQ.MT	164 NOS.	1 PARKING FOR 8 TENAMENT	164 / 8	20.50 NOS.
45 TO 60 SQ.MT	--	1 PARKING FOR 4 TENAMENT	NIL / 4	--
60 TO 90 SQ.MT	--	1 PARKING FOR 2 TENAMENT	NIL / 2	--
ABOVE 90 SQ.MT	--	1 PARKING FOR 1 TENAMENT	NIL / 1	--
TOTAL				20.50 NOS.
25% ADDITIONAL PARKING FOR VISITORS (MINIMUM 2 NOS)				5.13 NOS.
TOTAL				25.63 NOS.
			SAY	26 NOS.
			TOTAL PARKING REQUIRED	26 NOS. (I)

CAR PARKING AREA STATEMENT :- (WING A) (REHAB COMM.)

BUILT UP AREA sq. mts.	TOTAL AREA OF SHOPS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
SHOP	235.55 + 323.27 558.82 SQ.M.	1 PARKING FOR EVERY 40 SQ.M.OF FLR. AR. UP TO 800 SQ.M.& 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UPTO 50 SQ.M	13.97 NOS
10% ADDITIONAL PARKING FOR VISITORS (MINIMUM 2 NOS)			2.00 NOS
TOTAL			15.97 NOS
			16.00 NOS. (II)
TOTAL NOS. OF PARKINGS REQUIRED = (I) + (II) 26 + 16			42 NOS. —(A)

WING - B (SALE RESI)
CAR PARKING AREA STATEMENT FOR SALE BLDG.

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
UP TO 45 SQ.MT	78 NOS	1 PARKING FOR 8 TENAMENT	78 / 8	9.75
45 TO 60 SQ.MT	NIL	1 PARKING FOR 4 TENAMENT	NIL	-----
60 TO 90 SQ.MT	42 NOS.	1 PARKING FOR 2 TENAMENT	42 / 2	21.00 NOS.
ABOVE 90 SQ.MT	NIL	1 PARKING FOR 1 TENAMENT	NIL	-----
TOTAL	120 NOS.			30.75 NOS.
25% ADDITIONAL PARKING FOR VISITORS				7.69 NOS.
TOTAL				38.44 NOS.
			SAY	38.00 NOS.
		TOTAL PARKING REQUIRED		38.00 NOS.
		TOTAL PARKING PROVIDED		38.00 NOS. —(I)

CAR PARKING AREA STATEMENT :- (WING B) (SALE COMM.)

OCCUPANCY	BUA OF SHOP sq. mts.	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
SALE SHOP	338.95 SQ.M	1 PARKING FOR EVERY 40 SQ.M.OF FLR. AR. UP TO 800 SQ.M.& 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UPTO 50 SQ.M	8.47 NOS.
10% ADDITIONAL PARKING FOR VISITORS (MINIMUM 2 NOS)			2.00 NOS.
		TOTAL	10.47 NOS.
		TOTAL	10.00 NOS. (II)

CAR PARKING AREA STATEMENT :- (WING B) (REHAB COMM.)

BUILT UP AREA sq. mts.	TOTAL AREA OF SHOPS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
REHAB SHOP	323.38 SQ.M.	1 PARKING FOR EVERY 40 SQ.M.OF FLR. AR. UP TO 800 SQ.M.& 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UPTO 50 SQ.M	8.08 NOS.
10% ADDITIONAL PARKING FOR VISITORS (MINIMUM 2 NOS)			2.00 NOS.
		TOTAL	10.08 NOS.
			10.00 NOS. (III)
TOTAL NOS. OF PARKINGS REQUIRED = (I) + (II) + (III) 38 + 10 + 10			58 NOS. —(B)

WING - C
CAR PARKING AREA STATEMENT FOR SALE BLDG. (SALE RESI)

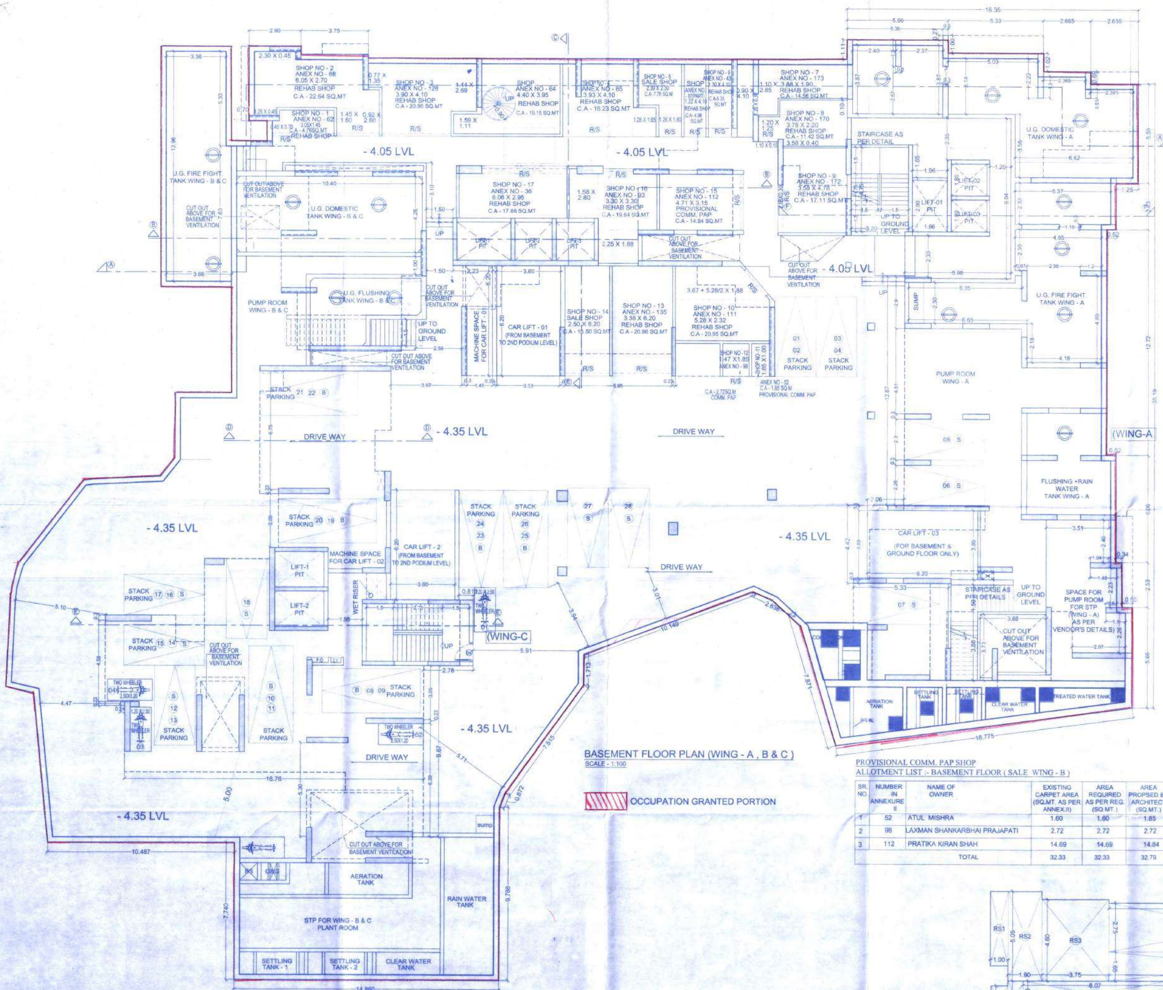
CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
UP TO 45 SQ.MT	NIL	1 PARKING FOR 8 TENAMENT	NIL	-----
45 TO 60 SQ.MT	NIL	1 PARKING FOR 4 TENAMENT	NIL	-----
60 TO 90 SQ.MT	40 NOS.	1 PARKING FOR 2 TENAMENT	40 / 2	20.00 NOS.
ABOVE 90 SQ.MT	21 NOS.	1 PARKING FOR 1 TENAMENT	21 / 1	21.00 NOS.
TOTAL	61 NOS.			41.00 NOS.
25% ADDITIONAL PARKING FOR VISITORS				10.25 NOS.
TOTAL				51.25 NOS.
			SAY	51.00 NOS
		TOTAL PARKING REQUIRED		51.00 NOS —(C)
		TOTAL PARKING PROVIDED		51.00 NOS.

WING - A	42.00 NOS.
WING - B	58.00 NOS.
WING - C	51.00 NOS.
TOTAL PARKING REQUIRED (A) + (B) + (C)	151.00 NOS.
TOTAL PARKING PROVIDED	151.00 NOS.

FLOOR	SMALL PARKING	BIG PARKING	TOTAL
BASEMENT FLOOR	06 NOS. 05 X 2 = 10 NOS. TOTAL= 16 NOS.	6 X 2 = 12 NOS.	28.00 NOS.
GROUND FLOOR	02 NOS. 05 X 2 = 10 NOS. TOTAL= 12 NOS.	01 NOS. 02 X 2 = 04 NOS. TOTAL= 05 NOS.	17.00 NOS.
PODIUM - 1 FLOOR	01 NOS. 04 X 2 = 08 NOS. TOTAL= 09 NOS.	06 X 2 = 12 NOS.	21.00NOS.
PODIUM - 2 FLOOR	01 NOS. 04 X 2 = 08 NOS. TOTAL= 09 NOS.	06 NOS.	15.00NOS.
PARKING TOWER	--	35 X 2 = 70 NOS.	70.00NOS.
TOTAL	46 NOS.	105 NOS.	151 NOS.

TOTAL TWO WHEELER PARKING

BASEMENT FLOOR - 04 NOS.
GROUND FLOOR - 40 NOS.
TOTAL - 44 NOS.



BASEMENT FLOOR PLAN (WING - A , B & C)
SCALE - 1:100

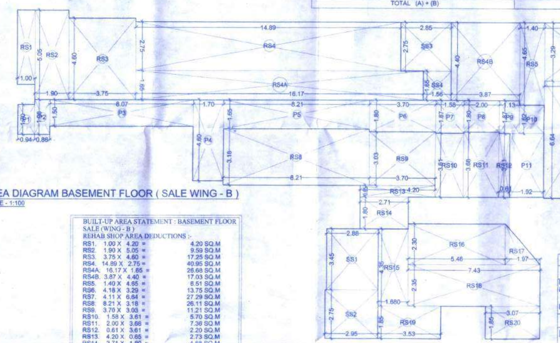
OCCUPATION GRANTED PORTION

PROVISIONAL COMM. PAP SHOP
ALLOTMENT LIST :- BASEMENT FLOOR (SALE WING - B)

SR. NO.	NUMBER IN ANNEXURE II	NAME OF OWNER	EXISTING CARPET AREA (SQ.MT. AS PER ANNEX.II)	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)	PROPSED SHOP NO. IN PLAN
1	52	ATUL MISHRA	1.60	1.60	1.85	0.25	11
2	98	LAXMAN SHANKARBHAI PRAJAPATI	2.72	2.72	2.72	NIL	12
3	112	PRATIKA KIRAN SHAH	14.69	14.69	14.84	0.15	15
		TOTAL	32.33	32.33	32.79	0.46	—(A)

ELIGIBLE SHOP
ALLOTMENT LIST :- BASEMENT FLOOR (SALE WING - B)

SR. NO.	NUMBER IN ANNEXURE II	NAME OF OWNER	EXISTING CARPET AREA (SQ.MT. AS PER ANNEX.II)	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)	PROPSED SHOP NO. IN PLAN
1	62	ASHWINKUMAR K. PRAJAPATI	4.76	4.76	4.76	--	01
2	68	SANJAY MADHUBHAI PRAJAPTI	23.76	20.90	22.64	1.74	02
3	128	DARSHAN BABUBHI BORIYA	23.17	20.90	20.90	--	03
4	64	BHAGAVATI MEVAD /KALAVATI MEVAD	As stated at ground fl.	2.00 (remaining 18.90 sq.m. at ground fl.)	19.15	17.15	
5	65	MUKESH HANSRAJ SOLANKI	17.70	17.70	18.23	0.53	04
6	43	HEMANTSINGH BHAGATSINGH	5.08	5.08	5.33	0.25	06
7	173	ANIL WAGHELA	14.40	14.40	14.56	0.16	07
8	170	BHARAT LAKHAMASHI SHAH	11.40	11.40	11.42	0.02	08
9	172	ANIL WAGHELA	13.20	13.20	17.11	3.91	09
10	111	LAIKUNISA MANJUR KHAN	22.01	20.90	20.95	0.05	10
11	135	NALIN P. MASHALIYA	49.05	20.90	20.96	0.06	13
12	93	VISHAL KIRAN SHAH	19.43	19.43	19.64	0.21	16
13	36	JITENDRA SINGH	17.63	17.63	17.88	0.25	17
14	87	KHURSHID AHAMAD SHER MOHAMAD SAYYAD	As stated at ground fl.	4.98 (remaining 13.27sq.m. at ground fl.)	4.98	--	
		TOTAL	221.59	189.20	218.51	24.33	—(B)
		TOTAL (A) + (B)		221.53	251.30	24.79	



AREA DIAGRAM BASEMENT FLOOR (SALE WING - B)
SCALE - 1:100

BUILT-UP AREA STATEMENT : BASEMENT FLOOR SALE (WING - A , B & C)

ADDITION :-

1.	2.90 X 4.20 =	12.18 SQ.M
2.	3.75 X 3.75 =	14.06 SQ.M
3.	21.65 X 3.55 =	76.86 SQ.M
4.	5.23 X 6.92 =	36.19 SQ.M
5.	5.66 X 8.03 =	45.45 SQ.M
6.	5.33 X 7.30 =	38.91 SQ.M
7.	2.665 X 6.28 =	16.74 SQ.M
8.	2.695 X 5.59 =	15.07 SQ.M
9.	29.30 X 8.23 =	241.14 SQ.M
10.	27.30 X 1.13 =	30.85 SQ.M
11.	20.33 X 2.63 =	53.47 SQ.M
12.	19.81 X 12.72 =	251.98 SQ.M
13.	20.33 X 6.06 =	123.20 SQ.M
14.	16.06 X 2.53 =	40.63 SQ.M
15.	7.89 + 5.69/2 X 16.66 =	113.12 SQ.M
16.	3.66 + 10.42/2 X 1.94 =	13.66 SQ.M
17.	2.24 + 3.66/2 X 1.58 =	4.66 SQ.M
18.	1.73 + 2.24/2 X 1.09 =	2.16 SQ.M
19.	20.69 + 17.15/2 X 9.51 =	179.93 SQ.M
20.	3.68 + 14.72/2 X 22.95 =	211.14 SQ.M
21.	1 / 2 X 26.26 X 1.51 =	19.83 SQ.M
22.	1 / 2 X 26.47 X 7.41 =	98.07 SQ.M
23.	1 / 2 X 26.47 X 1.31 =	17.34 SQ.M
24.	1 / 2 X 27.03 X 13.45 =	181.78 SQ.M
25.	1 / 2 X 14.15 X 3.17 =	22.43 SQ.M
26.	1 / 2 X 12.54 X 0.55 =	3.45 SQ.M
27.	1 / 2 X 12.32 X 2.40 =	14.78 SQ.M
28.	1 / 2 X 7.53 X 0.24 =	0.90 SQ.M
29.	1 / 2 X 7.13 X 0.44 =	1.57 SQ.M
30.	1 / 2 X 6.14 X 0.25 =	0.77 SQ.M
31.	1 / 2 X 5.39 X 1.43 =	3.85 SQ.M
32.	1 / 2 X 27.03 X 0.87 =	11.76 SQ.M
33.	1 / 2 X 26.90 X 5.51 =	74.11 SQ.M
34.	1 / 2 X 14.08 X 6.28 =	44.21 SQ.M
35.	1 / 2 X 16.75 X 8.67 =	72.61 SQ.M
36.	1 / 2 X 16.75 X 6.80 =	56.95 SQ.M
37.	19.79 X 5.97 =	118.15 SQ.M
38.	3.96 X 13.56 =	53.70 SQ.M
		2317.66 S.Mt—(I)

CONSTRUCTED AREA :-
(I) - (II) =
2317.66 = 2317.66 S.Mt—(A)

BUILT-UP AREA STATEMENT : BASEMENT FLOOR SALE (WING - B)

REHAB SHOP AREA DEDUCTIONS :-

RS1.	1.00 X 4.20 =	4.20 SQ.M
RS2.	1.90 X 5.05 =	9.59 SQ.M
RS3.	3.75 X 4.60 =	17.25 SQ.M
RS4.	14.89 X 2.75 =	40.95 SQ.M
RS4A.	16.17 X 1.65 =	26.68 SQ.M
RS4B.	3.87 X 4.40 =	17.03 SQ.M
RS5.	1.40 X 4.65 =	6.51 SQ.M
RS6.	4.18 X 3.29 =	13.75 SQ.M
RS7.	4.11 X 6.64 =	27.29 SQ.M
RS8.	8.21 X 3.18 =	26.11 SQ.M
RS9.	3.70 X 3.03 =	11.21 SQ.M
RS10.	1.58 X 3.61 =	5.70 SQ.M
RS11.	2.00 X 3.68 =	7.36 SQ.M
RS12.	0.61 X 3.61 =	2.20 SQ.M
RS13.	4.20 X 0.65 =	2.73 SQ.M
RS14.	2.71 X 1.80 =	4.88 SQ.M
RS15.	1.68 X 4.35 =	7.31 SQ.M
RS16.	5.46 X 2.30 =	12.56 SQ.M
RS17.	1 / 2 X 2.30 X 1.97 =	2.27 SQ.M
RS18.	7.43 X 2.35 =	17.46 SQ.M
RS19.	3.53 X 1.85 =	6.53 SQ.M
RS20.	3.07 X 1.85 =	5.68 SQ.M
		275.25 SQ.M—(I)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

S1.	3.43 X 5.13 =	17.60 SQ.M
SL1.	2.25 X 2.25 =	5.06 SQ.M
		22.66 SQ.M—(II)

PASSAGE AREA DEDUCTIONS :-

P1.	0.94 X 1.70 =	1.60 SQ.M
P2.	0.86 X 1.98 =	1.70 SQ.M
P3.	8.07 X 1.50 =	12.10 SQ.M
P4.	1.70 X 4.60 =	7.82 SQ.M
P5.	8.21 X 1.65 =	13.55 SQ.M
P6.	3.70 X 1.80 =	6.66 SQ.M
P7.	1.58 X 1.87 =	2.95 SQ.M
P8.	2.00 X 1.80 =	3.60 SQ.M
P9.	1.13 X 1.87 =	2.11 SQ.M
P10.	1.40 X 1.62 =	2.27 SQ.M
P11.	1.92 X 3.61 =	6.93 SQ.M
		61.29 S.Mt—(III)

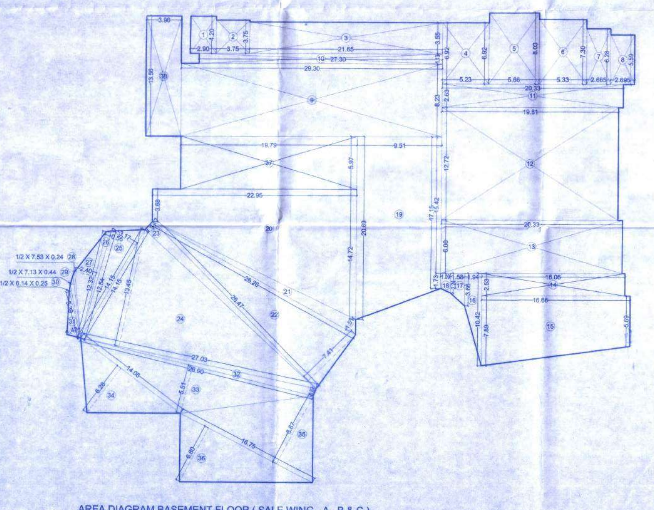
SALE SHOP AREA DEDUCTIONS :-

SS1.	2.88 X 3.45 =	9.94 SQ.M
SS2.	2.95 X 2.75 =	8.11 SQ.M
SS3.	2.85 X 2.75 =	7.84 SQ.M
SS4.	1.56 X 1.65 =	2.57 SQ.M
		28.46 SQ.M—(IV)

CONSTRUCTED AREA :-
(I) + (II) + (III) + (IV) =
276.64+ 22.66 + 61.29 + 28.46 = 387.66 S.Mt—(A1)

BUILT-UP AREA STATEMENT : BASEMENT FLOOR (WING - A , B & C)

BASEMENT AREA WITH OUT SHOP AREA :-
(A) - (A1) =
2317.66 - 387.66 = 1930.00 S.Mt—(B)



AREA DIAGRAM BASEMENT FLOOR (SALE WING - A , B & C)
SCALE - 1:200

EXCESS SALE BUA TO CARPET AT BASEMENT FLOOR (WING - B)

TOTAL REHAB CARPET AREA = 251.30 SQ.MT
TOTAL REHAB BUILT UP AREA = 275.25 SQ.MT
TOTAL EXCESS BUA TO CARPET = EXCESS CARPET X TOTAL REHAB BUA / PROPOSED REHAB CARPET
TOTAL EXCESS BUA TO CARPET = 24.79 X 275.25 / 251.30 = 27.15 SQ.MTR (E)
TOTAL REHAB COMMERCIAL FSI GROUND FL. = REHAB COMMERCIAL AREA - EXCESS BUA TO CARPET = 275.25 - 27.15 = 248.10 SQ.MT (X)

TOTAL REHAB COMPONENT :-
REHAB SHOP AREA + PASSAGE AREA
248.10 + 61.29 = 309.39 SQ.M

TOTAL SALE FSI :-
EXCESS AREA + SALE SHOP
27.15 + 28.46 = 55.61 SQ.M (E)

TOTAL REHAB FSI :-
REHAB SHOP AREA
248.10 = 248.10 SQ.M (F)

TOTAL BUA FOR F.S.I (E + F)
55.61 + 248.10 = 303.71 SQ.M

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R SCHEME ON PLOT BEARING C.T.S. NO. 581A/3B/1(PT), & 581/A/3B/1/1TO 9 OF VILLAGE MALAD (EAST) , TALUKA - BORIVALI, M.S.D AT RANI SATI MARG, MALAD (EAST), MUMBAI

FOR "EKTA CHS (PROP.)" For Poonam Housecon Pvt. Ltd.

NAME OF THE OWNER AND SIGNATURE

M/S. POONAM HOUSECON PVT. LTD. Director

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:100		SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter No. ...GOVT/20150310/AP/C-1
Dt. 3 APR 2020
Executive Engineer
Slum Rehabilitation Authority

Accepted as completion Plans Accompanying with Acceptance of O.C.C. by this Letter under No. ...GOVT/0035/20150310/AP/C-1
Dt. - 3 APR 2020
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER

1102 / B - WING , 11TH FLOOR , SHAH ARCADE - II, RANI SATI MARG, MALAD (E), MUMBAI - 400 097
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